



The
**Property
Selling**
company™

Tel 0800 111 4118

Email hello@thepropertysellingcompany.co.uk

Web www.thepropertysellingcompany.co.uk



51 Church Road, Manchester, M22 4NN

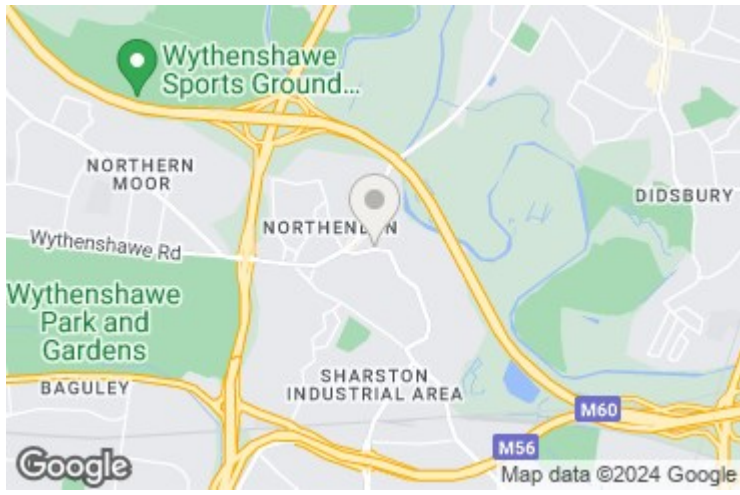
Guide price £225,000

*** GUIDE PRICE - £225,000 - £250,000 ***

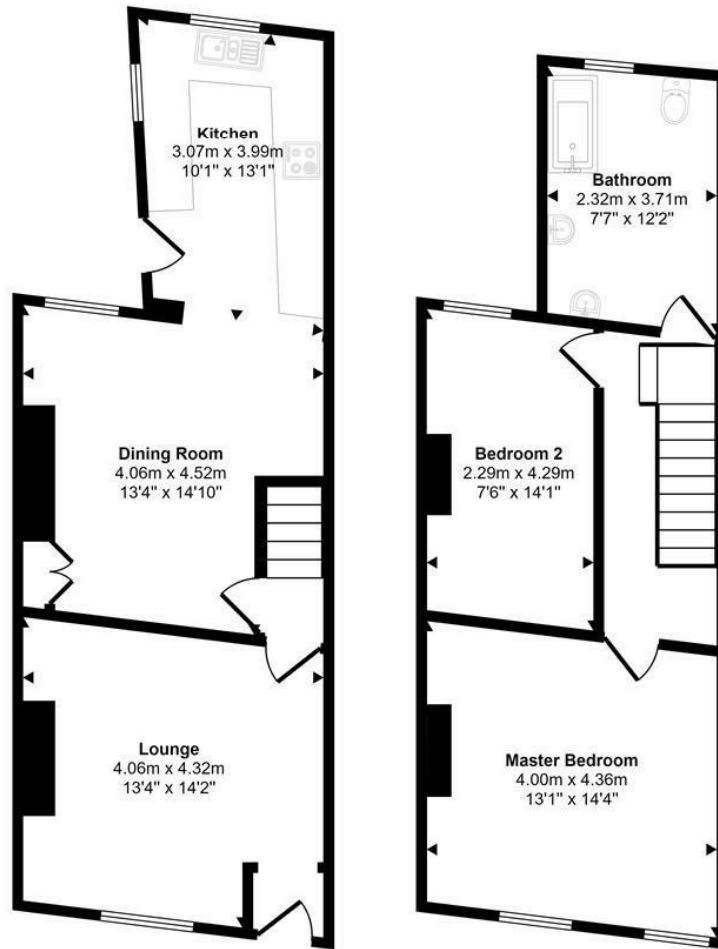
Welcome to this charming mid-terrace house located on Church Road in the vibrant city of Manchester. This property boasts two cosy reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two well-appointed bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

The house features a bright and airy bathroom, ideal for unwinding after a long day. Situated in a bustling neighbourhood, this home offers convenience and a sense of community. Whether you're looking to enjoy the local amenities or explore the nearby parks and shops, this location has it all.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.



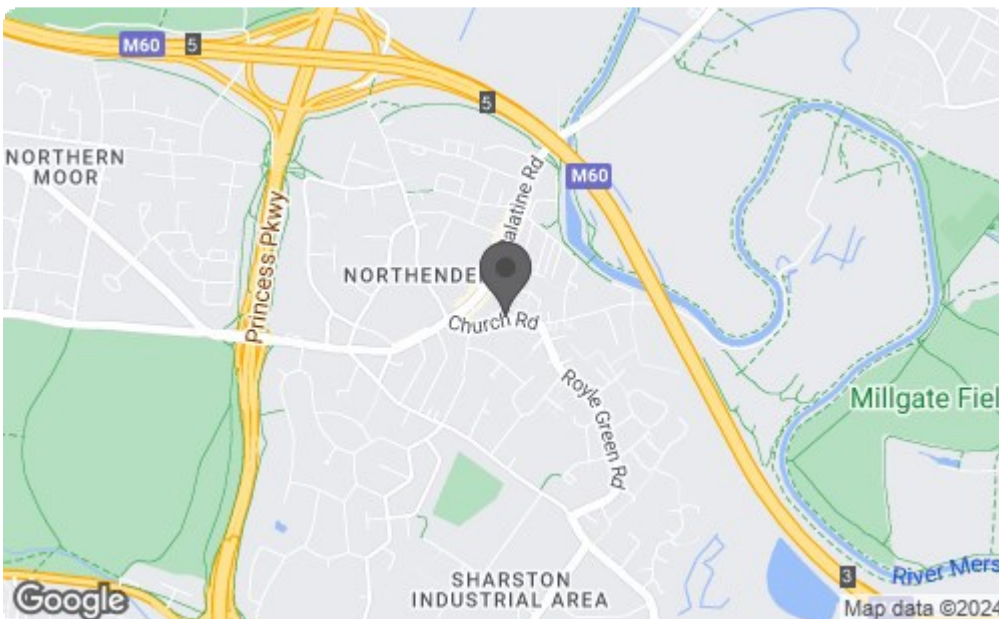
Approx Gross Internal Area
85 sq m / 917 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 41 sq m / 441 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

